



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

FIRST MEETING
November 15, 2010
1007-PUD-09
Exhibit 1

Petition Number: 1007-PUD-09

Subject Site Address: Southeast Corner of 151st Street & Carey Road

Petitioner: Ramsey Development Corporation

Representative: Tim Huber

Request: Amendments to the uses and development standards of the Bridgewater PUD to allow the development of assisted living, independent living, medical office and general office

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 18.28 acres

Zoning History: 0607-PUD-08 – Amended and Restated Bridgewater PUD (Ord. 06-49); *Approved*

0908-PUD-08 – Amendment to allow transitional health care uses (Ord. 09-17); *Approved*

1001-PUD-02 – Amendment to development standards for Parcel M4 (Ord. 10-01); *Approved*

1003-PUD-04 – Amendment to Parcel J development standards to allow single-family detached structures (Ord. 10-05); *Approved*

1004-PUD-05 – Amendment to allow for monument sign modifications (Ord. 10-08); *Approved*

1008-PUD-10 – Amendment to wall signage standards (Ord. 10-19); *Approved*

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Proposal

Staff Reviewer: Kevin M. Todd, AICP



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Petition History

This petition was introduced at the June 14, 2010 City Council meeting and appeared before the Technical Advisory Committee on June 22, 2010. It is scheduled to receive a public hearing at the November 15, 2010 Advisory Plan Commission (the “APC”) meeting.

Procedural

- Amendments to approved Planned Unit Development (“PUD”) Districts are required to be considered at a public hearing. The public hearing for this petition will be held on November 15, 2010 at the APC meeting.
- Notice of the November 15, 2010 public hearing was provided in accordance with the APC Rules of Procedure.
- The recommendation from the APC to the City Council may be made at the December 6, 2010 APC meeting.

Project Overview

Project Location

The subject property is located at the southeast corner of 151st Street and Carey Road. It is approximately 18 acres in size and extends from 151st Street to the north to the new skilled health care facility to the south (the “Property”).

Project Description

The proposal would modify the Bridgewater concept plan and create a new parcel, Parcel L2. Permitted uses would be limited to assisted living facilities, independent living facilities, medical office buildings, and general office buildings. The development of the parcel would be regulated by the Bridgewater Area Z (the office/flex section) standards, with the exception that the parking and perimeter yard landscaping standards would be the same as the Bridgewater retail standards (Area Y). The Area Y standards are used to the immediate south of the Property, so utilizing those standards on Parcel L2 would continue the same landscaping and parking treatment along this segment of Carey Road.



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Big Picture Discussion Item

Comprehensive Plan

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies this area as “Suburban Residential”. “Local Commercial” is adjacent to the south. The Comprehensive Plan says that the Future Land Use Map is not to be used like a zoning map, but rather “it is designed to show overall patterns of future land use.” Does the extension of medical and office uses north to 151st Street along Carey Road fit into the overall pattern for future land uses, as outlined in the Comprehensive Plan?

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal base on APC and public comments.



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3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov.